

ZONING

171 Attachment 5

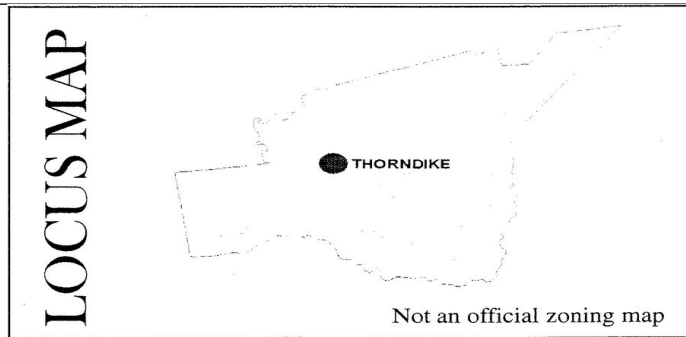
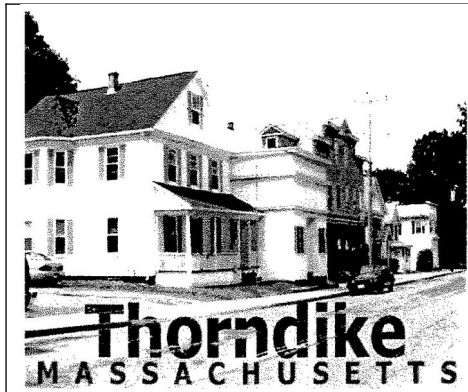
Village Center District IV

Village of Thorndike

Palmer, Massachusetts

A. Purpose	B. Requirements	
<p>Village Center District IV (VCIV)</p> <p>1. Purpose. It is the purpose of this bylaw to allow for the orderly and planned development of the Village of Thorndike.</p> <p>The bylaw seeks to encourage the following characteristics:</p> <ul style="list-style-type: none"> □ Residences, retail shops, offices, civic facilities and parks will be located in close proximity so that these uses are within walking distance of the village center. □ A broad range of housing types and places of business will provide a vital center for daily activities. □ A finite physical area will define the downtown and provide a framework for the continuation of a strong sense of community. <p>2. Organization. The Village Center District IV bylaw is presented in three sections. Section A describes the purpose and organizational structure of the bylaw. Section B describes general requirements for proposals. Section C presents a table of uses and standards for proposed development in the VCIV District.</p>	<p>1. General Requirements. In the VCIV District, the existing uses of land and building shall not be changed, altered or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of this bylaw.</p> <p>2. Reference to Map. The VCIV District is herein established to include all areas designated "VCIV" as delineated on the Zoning District Map of the Town of Palmer, on file with the Planning Board and the Town Clerk.</p> <p>3. Permitted Uses. In the VCIV District, all permitted uses are designated in the Land Use Table. Uses are clustered by use type, including Public, Civic, Commercial, Mixed Use, Village Density Residential and Moderate Density Residential. Standards and requirements for proposed activities in the VCIV District, including Land Use, Dimensions, Yards, Landscape, and Special Notes, are located in this table.</p> <p>4. Site Plan Review. A. All applications in the VCIV District are subject to site plan review by the Planning Board with the following exceptions: 1. Single-family dwellings. 2. Duplex dwellings. B. Submittal requirements and standards for site plan review are listed in Article V, § 171-27 of the Palmer Zoning Bylaw.</p>	<p>5. Special Permits. A. Uses allowed by special permit from the Planning Board are listed in the Land Use Table of this bylaw. B. Submittal requirements and review standards for special permits are listed in Article V, § 171-26 of the Palmer Zoning Bylaw.</p> <p>6. Prohibited Uses. The following uses are prohibited within the VCIV District: a. Chemical manufacturing. b. Enameling, plating and painting (not including artists' studios). c. Scrap or junkyards. d. Kennels. e. Retail operations over 40,000 square feet in size (except in structures existing at the time of adoption of this bylaw). f. Mobile homes. g. Mineral extraction.</p> <p>7. Parking Requirements – Note. A. Detailed parking standards are presented in Article XVIII, § 171-81A(3) of the Palmer Zoning Bylaw. B. Requirements for handicapped access and loading spaces are located in Article XVIII, § 171-83 of this bylaw.</p> <p>8. Severability. The invalidity, unconstitutionality or illegality of any provisions of this bylaw shall not have any effect upon the validity, constitutionality or legality of any other provision of this bylaw.</p>

PALMER CODE



C.	1. Land Use	2. Dimensions	3. Yards	4. Landscape	5. Special Notes
I. General	a. The following uses are permitted in all areas within the VCIV District, subject to the standards set forth in this bylaw.	a. The following dimensional standards apply to all structures constructed within the VCIV District.	a. The following yard standards apply to all structures constructed within the VCIV District.	a. The following landscape standards apply to all structures constructed within the VCIV District.	a. The following special notes refer to all applications within each land use category in the VCIV District.
II. Public	a. Parks. b. Playgrounds. c. Playing fields. d. Community open space, recreational facility.	a. Dimensional requirements for public use structures shall be those standards established for accessory structures in the district. b. No minimum frontage	a. Yard requirements for public use structures shall be those standards established for accessory structures in the district.	a. Existing trees shall be maintained where feasible. b. The applicant is encouraged to use native plant species whenever possible.	
III. Civic	a. Accessory uses. b. Governmental facility. c. Meeting hall. d. Educational facility. e. Library. f. Museum. g. Club house. h. Religious building. i. Visual and performing arts center. j. Emergency services facility.	a. Maximum building height (not including decorative towers or steeples): 45 feet. b. Maximum building coverage: 70%. c. Frontage (minimum) 80 feet. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. The following yard requirements shall apply: Front minimum 10 feet Front maximum 30 feet Rear 15 feet Side 15 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.
IV. Commercial	a. Banks and financial institutions. b. Offices. c. Retail sales of goods and services. d. Restaurants, except for drive-through facilities. e. Neighborhood motor vehicle service station. f. Professional medical offices. g. Lodging, less than 12 units. h. Artists' studios. i. Dry cleaner/laundry. The following uses are permitted by special permit from the Planning Board: j. Drive-through establishment. (See special note 5.b.) k. Lodging.	a. Maximum building height: 45 feet. b. Maximum building coverage: 70%. c. Maximum lot coverage: 90%. d. Frontage (minimum) 25 feet. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. The following yard requirements shall apply: Front minimum 00 feet Front maximum 10 feet Rear 15 feet Side 05 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary. b. Drive-through establishments must conform to requirements of § 171-76 of this bylaw.
V. Industrial	The following uses are permitted in existing structures by special permit from the Planning Board: a. Corporate offices. b. Warehousing. c. Light industrial.	a. Maximum building height: 50 feet. b. Maximum building coverage: 70%. c. Maximum lot coverage: 85%. d. No minimum frontage. Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. The following yard requirements shall apply: Front minimum 20 feet Front maximum 30 feet Rear 30 feet Side 30 feet b. For buildings, or portions of buildings, with residential uses on the ground floor, the front yard shall be a minimum of 5 feet. c. See special note 5.b.	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.
VI. Residential Village Density	a. Apartment buildings (fewer than 5 units). b. Townhouse dwelling. c. Accessory uses customary to residential structures. The following uses are permitted by special permit from the Planning Board: d. Apartment buildings over 5 units. [Amended 5-14-2001 ATM]	a. Maximum building height: 42 feet. b. Maximum building coverage: 60%. c. Maximum lot coverage: 75%. d. For apartment: Frontage (minimum) 70 feet e. For townhouse: Frontage (minimum) 20 feet Applicant may vary these dimensional standards with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. The following yard requirements shall apply: Front minimum 10 feet Front maximum 20 feet Rear 30 feet Side 12 feet Applicant may increase the maximum front yard with a special permit from the Planning Board. For criteria, refer to § 171-56.	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3-1/2-inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.
VII. Residential Moderate	a. Single-family detached dwellings b. Duplex dwelling c. Accessory uses customary to residential structures	a. Maximum building height: 35 feet b. Maximum building coverage: 70% c. Maximum lot coverage: 70% d. For Single-family detached: Frontage(min) 25 feet e. For Duplex: Frontage(min) 60 feet	a. The following yard requirements shall apply: Front min: 10 feet Front max: 20 feet Rear: 25 feet Side: 08 feet Applicant may increase the maximum front yard with a Special Permit from the Planning Board. For criteria, refer to Section 171.65	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3&1/2 inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary.
VIII. Mixed Use	Any combination of uses allowed by right, or by Special Permit, in this zoning district may be located within a building, within interconnected buildings, or on the same lot. Any proposed use in a mixed use development that requires a Special Permit must obtain the approval of the appropriate Special Permit Authority.	a. Maximum building height: 45 feet b. Maximum building coverage: 70% c. Maximum lot coverage: 90% d. Frontage (min) 25 feet Applicant may vary these dimensional standards with a Special Permit from the Planning Board. For criteria, refer to Section 171.65	a. The following yard requirements shall apply: Front min: 00 feet* Front max: 10 feet Rear: 30 feet Side: 05 feet b. For buildings, or portions of buildings, with residential uses on the ground floor, the front yard shall be a minimum of 5 feet c. See special note 5.b.	a. Existing trees shall be maintained where feasible. b. One tree shall be planted in the front or rear yard for each 25 feet of street frontage (minimum of one tree). c. The applicant is encouraged to use native plant species whenever possible. d. Trees shall measure not less than 3&1/2 inch caliper at time of planting. e. See special note 5.a.	a. Alternate planting locations within this zoning district may be allowed when the Planning Board determines that planting on the same lot is not feasible. A vegetation maintenance agreement shall be provided by the applicant to ensure that off-site plantings are maintained and replaced when necessary. b. Applicant may increase the maximum front yard with a Special Permit from the Planning Board. For criteria, refer to Section 171.65